



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, May 15, 2018**

**The Zoning & Platting Commission convened in a meeting on Tuesday, May 15, 2018**

**@ 301 W. 2<sup>nd</sup> St., Austin, TX 78704**

**Chair Kiolbassa called the Commission Meeting to order at 6:05 p.m.**

**Commission Members in Attendance:**

**Ana Aguirre – Secretary  
Ann Denkler  
Jim Duncan – Vice-Chair  
Bruce Evans  
Yvette Flores  
Betsy Greenberg – Parliamentarian  
Jolene Kiolbassa – Chair  
David King  
Sunil Lavani  
Abigail Tatkow**

**Absent:**

**Dustin Breithaupt**

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

- 1) Mr. Shaw Hamilton requested the Commission consider initiating rezoning of the property located 11815 Buckner Road to correct an error in the recent rezoning case.

## **B. APPROVAL OF MINUTES**

1. Approval of minutes from April 17, 2018.
2. Approval of minutes from special called meeting April 25, 2018.
3. Approval of minutes from special called meeting May 9, 2018.

Minutes of April 17, 2018, as amended and the minutes of April 25, 2018 were approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

Approval of minutes of May 9, 2018 was postponed to June 5, 2018 on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

## **C. PUBLIC HEARINGS**

- 1. Rezoning:** [C14-2018-0036 - East SH 71 Rezoning; District 2](#)  
Location: 3131 East State Highway 71 Westbound, Colorado River Watershed  
Owner/Applicant: Najib F. Wehbe  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning, to change a condition of zoning for C14-2018-0036 - East SH 71 Rezoning located at 3131 East State Highway 71 Westbound was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

2. **Zoning:** [C14-2016-0090 - 130/Parmer; District 1](#)  
Location: 10208 Lindell Lane, Gilleland Creek Watershed  
Owner/Applicant: Land Strategies, Inc. (Paul Linehan)  
Agent: Cottonwood Holdings, Ltd. (Pete Dwyer)  
Request: I-RR to GR-MU  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU combining district zoning for C14-2016-0090 - 130/Parmer located at 10208 Lindell Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

3. **Rezoning:** [C14-2017-0060 - Braker Lane Rezoning Part A; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: SF-2 to SF-4A and GR  
Staff Rec.: **Recommendation Pending; Staff requests a postponement to June 5, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 5, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

4. **Rezoning:** [C14-2017-0100 - Braker Lane Rezoning Part B; District 1](#)  
Location: 914 East Braker Lane, Walnut Creek Watershed  
Owner/Applicant: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)  
Agent: Richard Raymond Peterson and Carol Ann Peterson Starr  
Request: DR and SF-2 to SF-4A and GR  
Staff Rec.: **Recommendation Pending; Staff requests a postponement to June 5, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 5, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

5. **Rezoning:** [C14-2018-0002 - Delwau Campgrounds; District 3](#)  
Location: 7715 Delwau Lane, Boggy Creek Watershed, Colorado River Watershed  
Owner/Applicant: South Llano Strategies (Glen Coleman)  
Agent: Delwau LLC (Andrew Zimmerman)  
Request: SF-2 to CS-MU-CO and CS-1-MU-CO  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 5, 2018 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

6. **Rezoning:** [C14-2018-0031 - 3310 West Terrace Drive Rezoning; District 7](#)  
Location: 3310 West Terrace Drive, Shoal Creek Watershed  
Owner/Applicant: Danielle Lesikar  
Agent: Danielle Lesikar  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2018-0031 - 3310 West Terrace Drive Rezoning located at 3310 West Terrace Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

7. **Resubdivision:** [C8-2017-0248.0A - Resubdivision of Lot 2, Block A, Broadstone at Parmer Subdivision](#)  
Location: 8000 Anderson Mill Rd., Lake Creek Watershed  
Owner/Applicant: CSW PAM, LLC (Kevin Hunter)  
Agent: JAB Engineering, LLC (Joshua Baran, P.E.)  
Request: Approval of the resubdivision of one lot into a two lot subdivision on 4.244 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0248.0A - Resubdivision of Lot 2, Block A, Broadstone at Parmer Subdivision located at 8000 Anderson Mill Rd. was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 8. Resubdivision:** [C8-2017-0256.0A - Resubdivision of Lot 3D, Parmer Crossing West](#)  
Location: 13800 N. F.M. 620 Rd., Lake Creek Watershed  
Owner/Applicant: Liberty Bankers Life Insurance Company (Bradford A. Philips)  
Agent: LJA Engineering (Charles Hager, P.E.)  
Request: Approval of the resubdivision of one lot into a two lot subdivision on 4.857 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0256.0A - Resubdivision of Lot 3D, Parmer Crossing West located at 13800 N. F.M. 620 Rd. was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 9. Preliminary Plan:** [C8-2017-0147 - Cantarra 1 North; District 1](#)  
Location: 4608 East Howard Lane, Gilleland Creek Watershed  
Owner/Applicant: BGE, Inc. (Jacob Kondo, P.E.)  
Agent: Continental Homes of Texas L.P. (Ian Cude)  
Request: Approval of the preliminary plan of Cantarra 1 North, comprised of 381 lots on 154.5 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0147 - Cantarra 1 North located at 4608 East Howard Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 10. Resubdivision:** [C8-2017-0171.0A - 7300 South Congress plat; District 2](#)  
Location: 7300 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: Carol Elwyn Williams  
Agent: BGE, Inc. (Pablo Martinez)  
Request: Approval of 7300 South Congress, a resubdivision comprised of four lots on 8.1 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0171.0A - 7300 South Congress plat located at 7300 South Congress Avenue was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 11. Plat Vacation:** [C8-77-010\(VAC\) - Partial Vacation of Travis Vista II, Phase B; District 6](#)  
Location: 4811 Park Lane, Lake Travis Watershed  
Owner/Applicant: Mahmoud Helforoosh  
Agent: Survey Works (Derek Kinsaul)  
Request: Approve the partial plat vacation of one lot out of Travis Vista II, Phase B.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-77-010(VAC) - Partial Vacation of Travis Vista II, Phase B located at 4811 Park Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 12. Resubdivision:** [C8J-2017-0059.0A - Resubdivision of Lot 1, Travis Vista II, Section 2, Phase B and Lot 49, Hughs Park Subdivision, No.1; District 6](#)  
Location: 4811 Park Lane, Lake Travis Watershed  
Owner/Applicant: Mahmoud Helforoosh  
Agent: Survey Works (Derek Kinsaul)  
Request: Approve the resubdivision of a vacated lot with and existing lot into one lot on 0.3 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0059.0A - Resubdivision of Lot 1, Travis Vista II, Section 2, Phase B and Lot 49, Hughs Park Subdivision, No.1 located at 4811 Park Lane was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 13. Final out of Approved Preliminary:** [C8-2013-0092.02.3A - Springfield Commercial South; District 2](#)  
Location: 7300-1/2 East William Cannon Drive, Onion / Cottonwood / Marble Creek Watersheds  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape Dawson Engineers (Mark A. Ramseur)  
Request: Approve the final plat out of an approved preliminary for 6 lots on 14.566 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion by Commissioner Lavani, seconded by Commissioner Aguirre to grant Staff's recommendation for C8-2013-0092.02.3A – Springfield Commercial South, located at 7300-1/2 East

William Cannon Drive was approved on a vote of 9-0. Commissioner Greenberg abstained. Commissioner Breithaupt absent.

**14. Final out of [C8-2013-0092.02.4A - Springfield Commercial North; District 2](#)**

**Approved  
Preliminary:**

Location: 7050-1/2 East William Cannon Drive, Cottonwood Creek Watershed  
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
Agent: Pape Dawson Engineers (Mark A. Ramseur)  
Request: Approve the final plat out of an approved preliminary for 6 lots on 22.129 acres.

Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2013-0092.02.4A - Springfield Commercial North located at 7050-1/2 East William Cannon Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

**15. Site Plan - [SP-2013-0327C\(XT2\) - St. Francis Anglican Church; District 7](#)**

**Extension:**

Location: 3401 Oak Creek Drive, Walnut Creek Watershed  
Owner/Applicant: St. Francis Anglican Church  
Agent: 360 Professional Services, Inc. (Scott Foster)  
Request: Request approval of a 10 year extension to a previously approved site plan.

Staff Rec.: **Recommended**  
Staff: [Christine Barton-Holmes](#), 512-974-2788  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0327C(XT2) - St. Francis Anglican Church located at 3401 Oak Creek Drive was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

**16. Preliminary Plan: [C8-2016-0197 - The Grove at Shoal Creek Preliminary Plan, District 10](#)**

Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed  
Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.  
Agent: Brown & Gay Engineers  
Request: Approval of a Preliminary Plan consisting of 13 lots and a public street on 75.75 acres

Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0197 - The Grove at Shoal Creek Preliminary Plan located at Bull Creek Road and Jackson Avenue was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 17. Final Plat with Preliminary Plan:** [C8-2016-0197.1A - The Grove at Shoal Creek Final Plat, District 10](#)
- Location: Bull Creek Road and Jackson Avenue, Shoal Creek Watershed  
Owner/Applicant: Grove ATX Commercial L.P. / Grove Residential Inc.  
Agent: Brown & Gay Engineers  
Request: Approval of a Final Plat consisting of 13 lots and a public street on 75.75 acres
- Staff Rec.: **Recommended**  
Staff: [David Wahlgren](#), 512-974-6455  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0197.1A - The Grove at Shoal Creek Final Plat located at Bull Creek Road and Jackson Avenue was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

- 18. Preliminary Plan:** [C8-2018-0041 - Twilight Gardens Preliminary Plan \(Withdraw / Resubmittal of C8-2016-0239\); District 8](#)
- Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Andrey Dervianko  
Agent: Perales Engineering, LLC (Jerome Perales, P.E.)  
Request: Approval of the Twilight Gardens Preliminary Plan (Withdraw / Resubmittal of C8-2016-0239) plat, composed of 32 lots on 18 acres.
- Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 19. Final Plat:** [C8J-2018-0064.0A - Southwest Christian Estates Resubdivision](#)
- Location: 2116 Lynnbrook Drive, Slaughter Creek Watershed  
Owner/Applicant: Southwest Christian Church  
Agent: Genesis 1 Engineering (George Gonzalez)  
Request: Approval of Southwest Christian Estates Resubdivision composed of 2 lots on 8.54 acres
- Staff Rec.: **Disapproval**  
Staff: Development Services Department

20. **Final Plat:** [C8J-2018-0069.0A - Bridgestone Subdivision](#)  
Location: 15422 FM 1825 Road, Gilleland Creek Watershed  
Owner/Applicant: Martin Operating Partnership L.P. / dba Martin Gas Sales (Chris Booth)  
Agent: Big Red Dog Engineering (Kendall Hackney)  
Request: Approval of Bridgestone Subdivision composed of 1 lot on 2.12 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
21. **Final Plat:** [C8J-2018-0070.0A - F.M. 812 Subdivision](#)  
Location: 9904 FM 812 Road, Cottonwood Creek Watershed  
Owner/Applicant: Iesi Tx Landfill LP DBA WASTECONNECTIONS (Glenn Swisher)  
Agent: Moody Engineering, Inc. (Keith Moody)  
Request: Approval of F.M. 812 Subdivision composed of 3 lots on 71.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
22. **Preliminary Plan:** [C8J-2018-0065 - Lagos](#)  
Location: 11215 North FM 973 Road, Gilleland Creek Watershed  
Owner/Applicant: Peter A. Dwyer  
Agent: Kimley-Horn & Associates (Luke Caraway)  
Request: Approval of Lagos composed of 360 lots on a 149.31 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
23. **Final Plat with Preliminary:** [C8J-2015-0134.3A - Preston Park Section 2B](#)  
Location: 16140 Bratton Lane, Gilleland Creek Watershed  
Owner/Applicant: Pulte Homes of Texas (Stephen Ashlock)  
Agent: CSF Civil Group (Christine Potts)  
Request: Approval of Preston Park Section 2B composed of 76 lots on 60.688 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
24. **Preliminary Plan:** [C8J-2008-0168\(R1\) - Entrada Subdivision Preliminary Plan - Minor Revision](#)  
Location: Dessau Road, Gilleland Creek Watershed  
Owner/Applicant: Lennar Homes of Texas Land and Construction (Steven Bertke)  
Agent: Carlson, Brigance & Doering, Inc. (Steven Cates)  
Request: Approval of the Entrada Subdivision Preliminary Plan - Minor Revision composed of 864 lots on 241.15 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

25. **Final Plat - without Preliminary:** [C8J-2018-0062.0A - Flores Melchor Subdivision](#)  
 Location: 2604 Bliss Spillar Road, Bear Creek Watershed  
 Owner/Applicant: Eduardo Flores and Jose Luis Melchor  
 Agent: LOC Consultants LLP (Sergio Sanchez Lozano, P.E.)  
 Request: Approval of the Flores Melchor Subdivision Final Plat composed of 5 lots on 10.929 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8J-2018-0068.0A - Perez Subdivision](#)  
 Location: 6509 McKinney Falls Parkway, Cottonmouth Creek Watershed  
 Owner/Applicant: Guillermo Palomino Perez  
 Agent: Genesis 1 Engineering (George Gonzalez)  
 Request: Approval of the Perez Subdivision Final Plat composed of 2 lots on 2 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items C-18 – C-26 was approved on the consent agenda by Commissioner Evans, seconded by Commissioner Lavani on a vote of 10-0. Commissioner Breithaupt absent.

#### **D. ITEMS FROM THE COMMISSION**

#### **E. FUTURE AGENDA ITEMS**

1. CodeNEXT; Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan.
2. Initiate rezoning for 11815 Buckner Road; Co-Sponsors: Commissioners Aguirre and King
3. 10 issues with the Land Development Code; Co-Sponsors: Commissioners Greenberg and Aguirre

#### **F. COMMITTEE REPORTS**

[Codes and Ordinances Joint Committee](#) – Commissioner Greenberg stated the Committee discussed the Plaza Saltillo TOD.

[Comprehensive Plan Joint Committee](#) - Commissioner Evans and Commissioner Lavani stated the Committee met and Commissioner Evans will serve as Chair and Commissioner Shaw will serve as Vice-Chair of the Committee. Committee also discussed CIP and creating a working group to draft the CIP report. The Committee was also presented a draft compliance review map by staff.

[Small Area Planning Joint Committee](#) - Vice-Chair Duncan and Commissioner King stated the Committee discussed the North Shoal Creek Neighborhood Plan and provided recommendations regarding accessory dwelling units (ADUs), connectivity and missing middle housing along Steck Avenue. Staff also presented the Future Small Area Planning program.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, May 15, 2018 at 6:50 p.m.**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.